047.0	0001	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	767,300 / 767,300
					USE VALUE:	767,300 / 767,300
					ASSESSED:	767,300 / 767,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
54		WEBCOWET RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CARNEY JOHN A
Owner 2:	
Owner 3:	
Street 1:	98 RICHFIELD RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	HYLAND JUDITH -
Owner 2:	-
Street 1:	54 WEBCOWET RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .148 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1924, having primarily Vinyl Exterior and 1668 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6427.000	274,400	2,700	490,200	767,300
Total Card	0.148	274,400	2,700	490,200	767,300
Total Parcel	0.148	274,400	2,700	490,200	767,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 460.01 /Parcel: 460.01

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 33029

GIS Ref

GIS Ref

Insp Date 11/23/21

!3958!

PREVIOUS ASSESSMENT

Parcel ID 047.0-0001-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	274,400	2700	6,427.	490,200	767,300		Year end	12/23/2021
2021	101	FV	265,500	2700	6,427.	490,200	758,400		Year End Roll	12/10/2020
2020	101	FV	265,500	2700	6,427.	490,200	758,400	758,400	Year End Roll	12/18/2019
2019	101	FV	211,000	2700	6,427.	520,900	734,600	734,600	Year End Roll	1/3/2019
2018	101	FV	211,000	2700	6,427.	379,900	593,600	593,600	Year End Roll	12/20/2017
2017	101	FV	211,000	2700	6,427.	330,900	544,600	544,600	Year End Roll	1/3/2017
2016	101	FV	211,000	2700	6,427.	281,900	495,600	495,600	Year End	1/4/2016
2015	101	FV	205,500	2700	6,427.	275,800	484,000	484,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	23:50:56

LAST REV

Date	Time
11/23/21	14:34:32
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 3958

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HYLAND JUDITH,	77204-355		3/12/2021		960,000	No	No		
	12588-458		2/12/1974		13,000	No	No		William C Hyland Jr dod 1/21/2000

USER DEFINED

Prior Id # 1:	33029
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/6/2021	972	New Buil	285,000	O				
6/23/2021	880	Demoliti	12,000	O				
7/20/2009	607	Re-Roof	8,112					

ACTIVITY INFORMATION

Date	Result	By	Name
11/23/2021	Measured	DGM	D Mann
6/23/2021	SQ Mailed	MM	Mary M
11/30/2018	MEAS&NOTICE	HS	Hanne S
4/14/2009	Entry Denied	197	PATRIOT
2/29/2000	Meas/Inspect	270	PATRIOT
8/18/1993		PC	PHIL C

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6427		Sq. Ft.	Site		0	80.	0.95	1									490,246						490,200	

Total AC/HA:	0.14754	Total SF/SM:	6427	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	490,246	Spl Credit		Total:	490,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1924	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV	- Average	31. %
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:			31 %

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.27949643
Const Adj.:	1.00969899
Adj $ / SQ:	167.948
Other Features:	62500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	397624
Depreciation:	123263
Depreciated Total:	274361

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

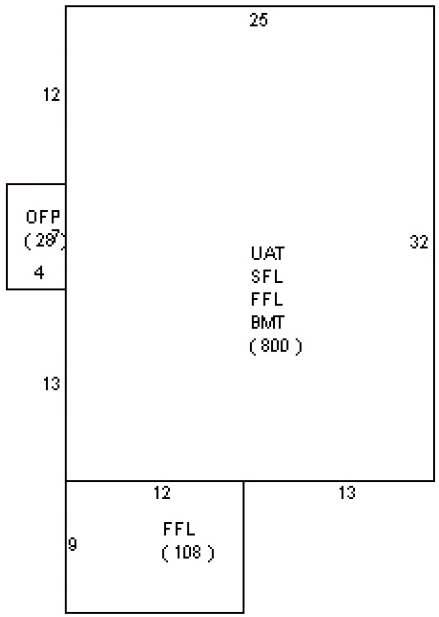
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	167.95
Special Features:	0	Val/Su Net:	101.78
Final Total:	274400	Val/Su SzAd	164.51

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	908	167.950	152,497
BMT	Basement	800	50.380	40,307
SFL	Second Floor	760	167.950	127,640
UAT	Upper Attic	200	67.180	13,436
OFP	Open Porch	28	44.430	1,244

Net Sketched Area:	2,696	Total:	335,124
Size Ad	1668	Gross Area	3336	FinArea	1668
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	95				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 047.0-0001-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X19	F	FR	1930	23.37	T	50	101			2,700			2,700

More:	N	Total Yard Items:	2,700	Total Special Featues:		Total:	2,700